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BILL BANNISTER
Sales & Lettings



30 East Charles Street

Camborne, TR14 8JF

£95,000

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Ideal for first time buyers or investment purposes, this end terraced house is conveniently situated for the town centre and travelling facilities and is offered with no onward chain. The property benefits from two bedrooms, a lounge, a kitchen/diner and a bathroom. It is double glazed and this is complemented by gas heating.







Offered with no onward chain, this presents an opportunity to purchase an end of terrace cottage in a very convenient location. The property has a lounge with focal point fire surround and alcoves and there is a generously proportioned kitchen/diner to the rear. Beyond this is a bathroom and a covered area. To the first floor is a master bedroom and a smaller L shaped room possibly ideal as a nursery. The property has double glazing and a gas fired heating system using a Baxi combi boiler. Camborne town centre is within a few hundred yards level distance as is the railway station and a bus depot. The A30 is within approximately two miles and the north coast at Portreath can be reached within some four miles.

LOUNGE
15'7" x 11'10" (4.75m x 3.61m)
Focal point fire surround and hearth flanked by alcoves having a cupboard and shelving. Stairs to the first floor, a radiator and a upvc external door.

KITCHEN/DINER
17'8" x 9'8" (5.40m x 2.96m)
Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Oven, hob and an extractor plus complementary eye level cupboards. Wall mounted Baxi gas combi boiler. Radiator.

BATHROOM
5'4" x 5'10" (1.64m x 1.78m)
Panelled bath with a Triton electric wall mounted shower. Wash hand basin, wc and a ladder radiator. Wall and floor tiling.

COVERED AREA
8'7" x 4'8" (2.64m x 1.43m)

FIRST FLOOR

BEDROOM 1
8'9" x 12'2" (2.69m x 3.72m)
With a radiator.

BEDROOM 2
6'5" x 8'9" (1.98m x 2.67m)
A compact L shaped room with a plinth and a radiator.

DIRECTIONS
From the roundabout by Tesco, proceed towards the town along Centenary Street and into Trevenson Street. Take the second turning left into East Charles Street and the property will be found at the far end on the right hand side.

AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: A.

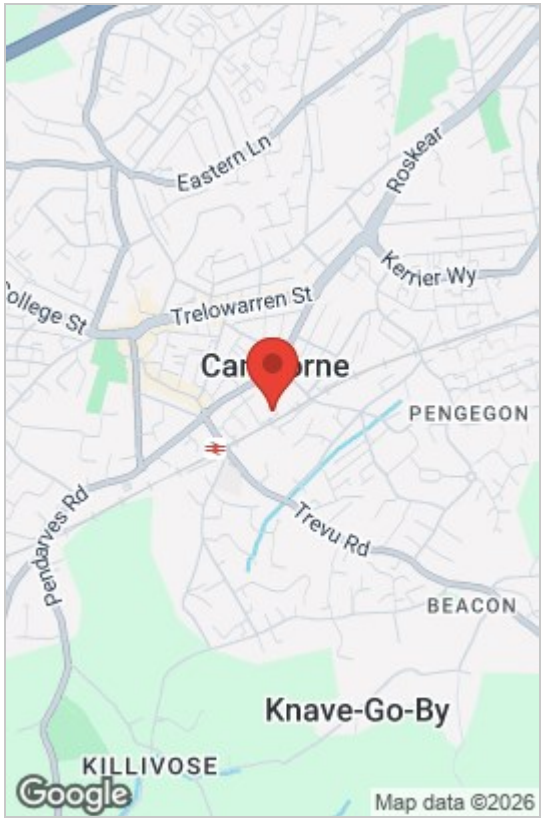
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.

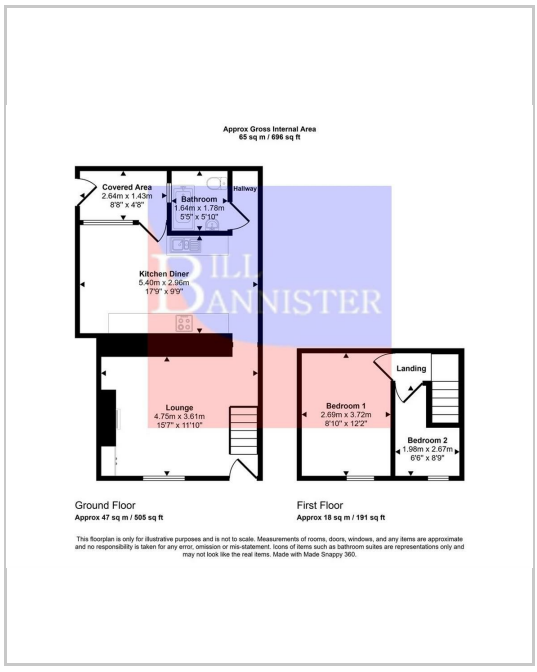
Broadband highest available download speeds - Standard 15 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

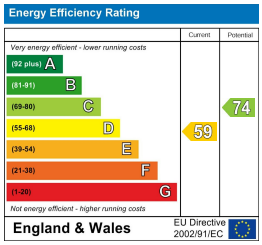
Area Map

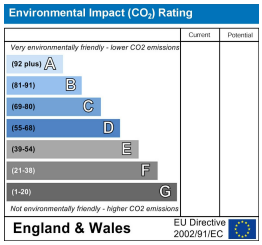


Floor Plans



Energy Efficiency Graph





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